THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190419947

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

KGR
Affiant

Subscribed and sworn to before me, this 10th day of May, 2019.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 2, 2020

Karen Johnson Davidson County
Batch# 229802 **DEEDWARR**
05/14/2019 11:32:13 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190514-0045254

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Stratton 2735 East Wesley Denver, CO 80210	New Owner	Tax Parcel ID No. 081-12-0B-526.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rockway Properties, LLC, a Tennessee limited liability company, joined by the members David Cohen and Claudia Cohen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Stratton, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 422 of the Werthan Lofts IV & V Condominiums, Phase 4, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056; as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, as corrected by Affidavit in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and Instrument No. 20150225-0016078, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Quitclaim Deed from David Cohen and Claudia Cohen, husband and wife to Rockway Properties, LLC, a Tennessee limited liability company, as recorded on the 4th day of February, 2016 in Instrument No. 20160204-0010846, in the Register's Office of Davidson County, Tennessee. The property being conveyed is part of the winding up of the business affairs of Rockway Properties, LLC.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325.

Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625, Page 280, Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.

Terms and provisions of the Articles of Organization of Werthan IV, LLC, recorded in Instrument No. 20051012-0123079, amended and restated at Instrument No. 20060728-0091775.

Terms and provisions of the Articles of Organization of Werthan V, LLC, recorded in Instrument No. 20060711-0083412; Acknowledgement of Conversion recorded at Instrument Nos. 20120126-0007567 and 20130102-0000357.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deeds of record in Instrument No. 20031023-0157113, as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776, Scrivener's Affidavit recorded at Instrument Nos. 20090421-0036270, 20071220-0146056; correction at Instrument Nos. 20080118-0006036, 20080111-0003459, 20080211-0013846, 20110609-0044280, 20150205-0011062, 20110713-0053571, 20120723-0064381, 20130222-0018099, 20131230-0130918, 20140725-0066210 and 20150225-0016078; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Public Utilities and Drainage, recorded in Instrument Nos. 20120831-0078810 and 20120831-0079083. Easement for Driveway and Walkway Access, recorded in Instrument No. 20031023-0157114. Easement for Public Water, recorded in Instrument No. 20070906-0106750. Easement for Alley, recorded in Book 4718, Page 619. Easement for Storm Drainage, recorded in Instrument No. 20061113-0139884. Easements recorded in Book 175, Page 137 and Book 1291, Page 593. Easement for Parking, recorded in Instrument No. 20050202-0012491. Easement for Light, Air and View, recorded in Instrument No. 20080117-0005376, corrected at Instrument No. 20080118-0005860.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20061113-0139906 and 20120831-0078810.

Subject to any Party wall(s) situated partly on the insured property and partly on adjoining properties.

Agreement as set forth in instrument recorded in Instrument Nos. 20090526-0048069 and 20130222-0018099.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2019.

Rockway Properties, LLC, a Tennessee limited liability company

BY: David Cohen, Member

BY: Claudia Cohen, Member

David Cohen

Claudia Cohen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Cohen and Claudia Cohen, with whom I am personally acquainted, and who acknowledged themselves to be the Members of Rockway Properties, LLC, a Tennessee limited liability company, the within named bargainer, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 10th day of May, 2019.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Cohen and Claudia Cohen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2019.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2019